| 066.0 | 0002 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 954,300 / 954,300 |
| | | | | | USE VALUE: | 954,300 / 954,300 |
| | | | | | ASSESSED: | 954,300 / 954,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 33 | | EDGEHILL RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | TOTH ALEXANDER R & | |
| Owner 2: | WU JING | |
| Owner 3: | | |
| Street 1: | 33 EDGEHILL RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MELLY JOHN R--ETAL - |
| Owner 2: | MELLY CAROL A - |
| Street 1: | 33 EDGEHILL RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,665 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 3054 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5665.000 | 536,700 | 4,600 | 413,000 | 954,300 |
| Total Card | 0.130 | 536,700 | 4,600 | 413,000 | 954,300 |
| Total Parcel | 0.130 | 536,700 | 4,600 | 413,000 | 954,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.47 | /Parcel: 312.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 066.0-0002-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 536,700 | 4600 | 5,665. | 413,000 | 954,300 | 954,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 376,000 | 4600 | 5,665. | 383,500 | 764,100 | 764,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 376,000 | 4600 | 5,665. | 383,500 | 764,100 | 764,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 376,000 | 4600 | 5,665. | 336,300 | 716,900 | 716,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 307,500 | 4600 | 5,665. | 306,800 | 618,900 | 618,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 299,500 | 4600 | 5,665. | 271,400 | 575,500 | 575,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 299,500 | 4600 | 5,665. | 256,600 | 560,700 | 560,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 299,500 | 4600 | 5,665. | 244,200 | 548,300 | 548,300 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5662

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MELLY JOHN R--E | 66557-412 | | 12/18/2015 | | 856,000 | No | No | | |
| MELLY JOHN R/ET | 26639-573 | | 9/4/1996 | | 99 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/16/2017 | 1536 | Solar Pa | 4,420 | C | | | | |
| 1/15/1998 | 32 | Alterati | 3,000 | | | | | ADD F/ROOM TO BASE |
| 3/25/1994 | 76 | | 5,000 | | | | | REM/KIT/BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/9/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/3/2009 | Entry Denied | 372 | PATRIOT |
| 4/18/2000 | Entry Denied | 270 | PATRIOT |
| 10/15/1999 | Mailer Sent | | |
| 10/5/1999 | Measured | 267 | PATRIOT |
| 11/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5665 | | Sq. Ft. | Site | | 0 | 70. | 1.04 | 12 | | | | | | | | | 412,967 | | | | | | 413,000 | |

Total AC/HA: 0.13005 | Total SF/SM: 5665 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 412,967 | Spl Credit | Total: 413,000

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:31:15 |

## LAST REV

| Date | Time |
|---|---|
| 10/10/19 | 13:31:25 |

apro

## User Acct

42233

## GIS Ref

## GIS Ref

## Insp Date

11/09/18

!5662!

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 42233 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.11874998 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 145.063 |
| Other Features: | 124071 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 601723 |
| Depreciation: | 64986 |
| Depreciated Total: | 536737 |

## COMMENTS

DAY CARE IN HOUSE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 3 | Baths: | 3 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | |
| Totals | | | |
| 1 | 9 | 3 | |

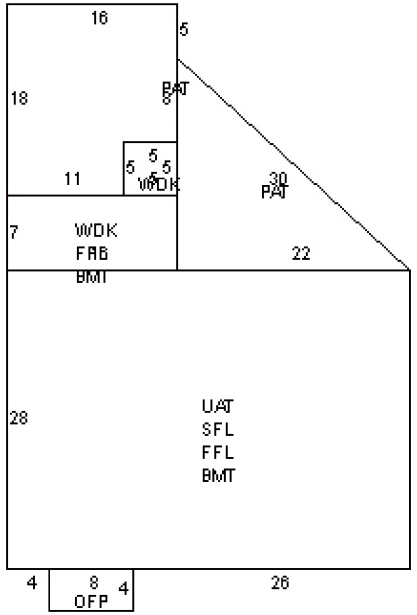
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 159.57 |
| Special Features: | 0 | Val/Su Net: | 124.99 |
| Final Total: | 536700 | Val/Su SzAd | 239.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,176 | 59.840 | 70,370 |
| FFL | First Floor | 1,176 | 145.060 | 170,594 |
| SFL | Second Floor | 1,064 | 145.060 | 154,347 |
| PAT | Patio | 483 | 3.020 | 1,458 |
| UAT | Upper Attic | 226 | 101.540 | 22,959 |
| WDK | Deck | 137 | 13.270 | 1,817 |
| OFP | Open Porch | 32 | 43.890 | 1,404 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,294 | | | Total: | 422,949 |
| Size Ad | 2240 | Gross Are | 5132 | FinArea | 3054 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |
| UAT | 85 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 066.0-0002-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X18 | A | AV | 1929 | 22.31 | T | 40 | 101 | | | 4,600 | | | 4,600 |

| More: | N | Total Yard Items: | 4,600 | Total Special Featues: | | Total: | 4,600 |
|---|---|---|---|---|---|---|---|